



**APPLICATION  
MICROBREWERY**

Date of Application: 11/27/17

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 5104 (Street Name) Colley Ave

Existing Use of Property currently vacant, previous use was a church

Current Building Square Footage 11,968

Proposed Use Brewery, Brewery Tasting room

Proposed Building Square Footage 11,968

Trade Name of Business (If applicable) \_\_\_\_\_

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) VanHook (First) Kenneth (MI) C

Mailing address of applicant (Street/P.O. Box): 127 Orleans Circle

(City) Norfolk (State) VA (Zip Code) 23509

Daytime telephone number of applicant ( 757 ) 4696020 Fax ( ) \_\_\_\_\_

E-mail address of applicant: kennyvanhook@me.com

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Mahgerefteh (First) Ben (MI)

Mailing address of property owner (Street/P.O. box): 4125 Portsmouth blvd

(City) Portsmouth (State) VA (Zip Code) 23701

Daytime telephone number of owner (75) 615-8383 email: benpresitgeab@gmail.com

**CIVIC LEAGUE INFORMATION**

Civic League contact: Dale Ryder, 757-619-2880

Date(s) contacted: 11/9/17, 8/10/17, 5/11/17

Ward/Super Ward information: Ward 2, Super Ward 6

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: SHAWPOR MAHREFTON Sign: [Signature] / 11/26/17  
(Property Owner) (Date)

Print name: KENNETH C. VANHOOK Sign: [Signature] / 11/26/17  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_  
(Authorized Agent Signature) (Date)



**EXHIBIT "A"**  
**Description of Operations**  
**Microbrewery**

Date of Application: 11/27/17

Name of business: Domacie LLC

Address of business: 5104 Colley Ave

Name(s) of business owner(s)\*: Kenneth C. VanHook, Luella A VanHook

Name(s) of property owner(s)\*: Ben Mahgerefteh

Name(s) of business manager(s)/operator(s): Kenneth C VanHook , Domacie, LLC

Daytime telephone number (757 ): 469-6020

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of open to the public:

ABC Off-Premises Sales

Weekday From 12pm To 10pm

Friday From 12pm To 12am

Saturday From 12pm To 12am

Sunday From 12pm To 9pm  
(Brewing operations permitted 24-hours)

On-Premises Alcohol Sales (other than tastings)

Weekday From 11am To 10pm

Friday From 11am To 12am

Saturday From 11am To 12am

Sunday From 11am To 9pm

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

**Exhibit A – Page 2**  
**Microbrewery**

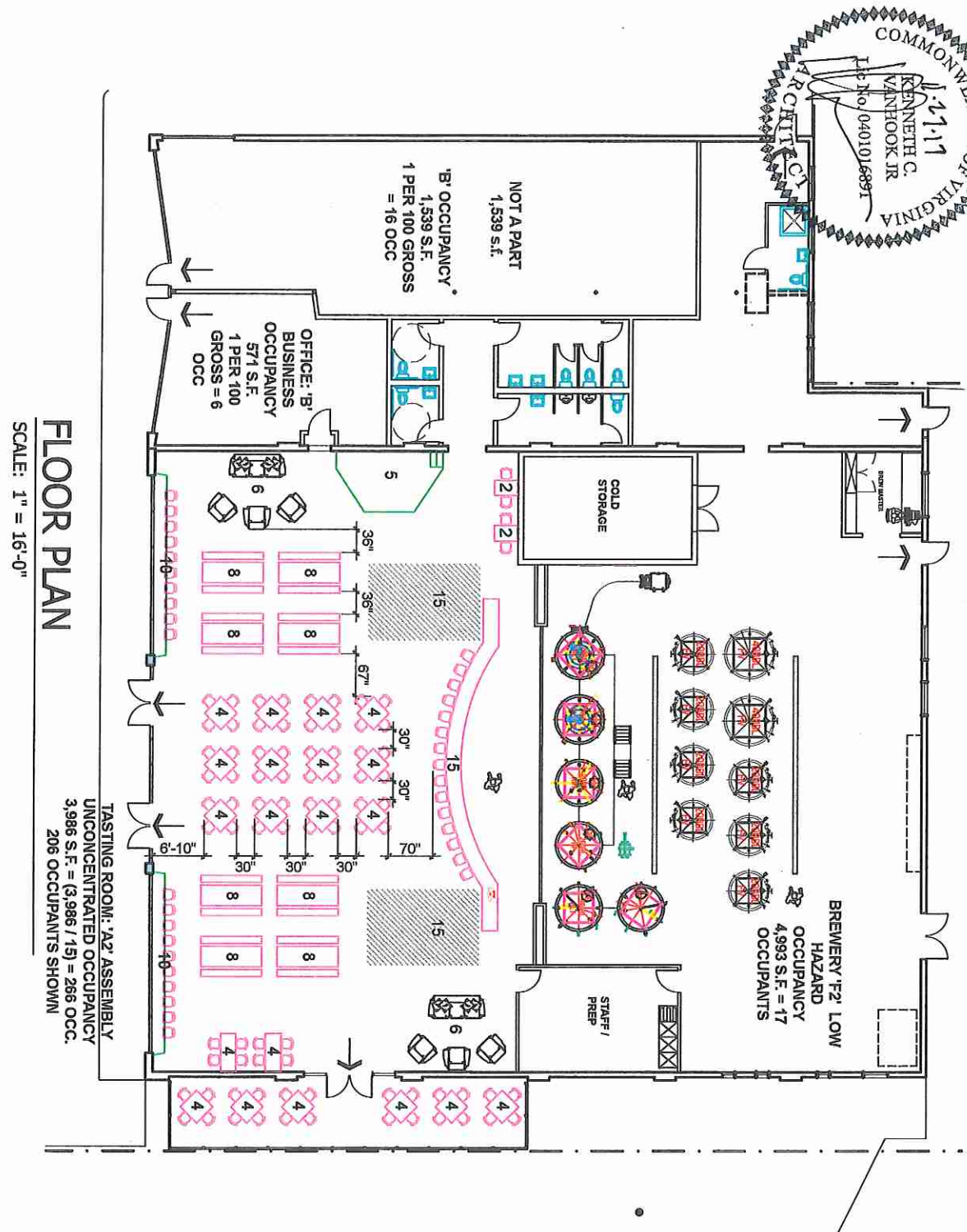
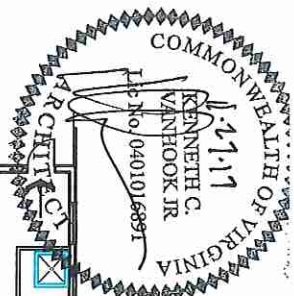
3. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

64oz Growlers, 32oz Crowlers, 16oz pints, 8oz half pints, flights of 2oz  
tasters

→ off-premise

  
\_\_\_\_\_  
Signature of applicant/owner





**FLOOR PLAN**  
SCALE: 1" = 16'-0"

**CODE ANALYSIS**

1947 GROCERY STORE  
CONSTRUCTION TYPE: TYPE III  
ZONING: C2  
PROPOSED USE GROUPS: A2, B, F2, S1  
ACTUAL HEIGHT / AREA: 1 STORY / 11,988 S.F.  
ALLOWABLE HEIGHT / AREA: 1 STORY / 14,000 S.F.

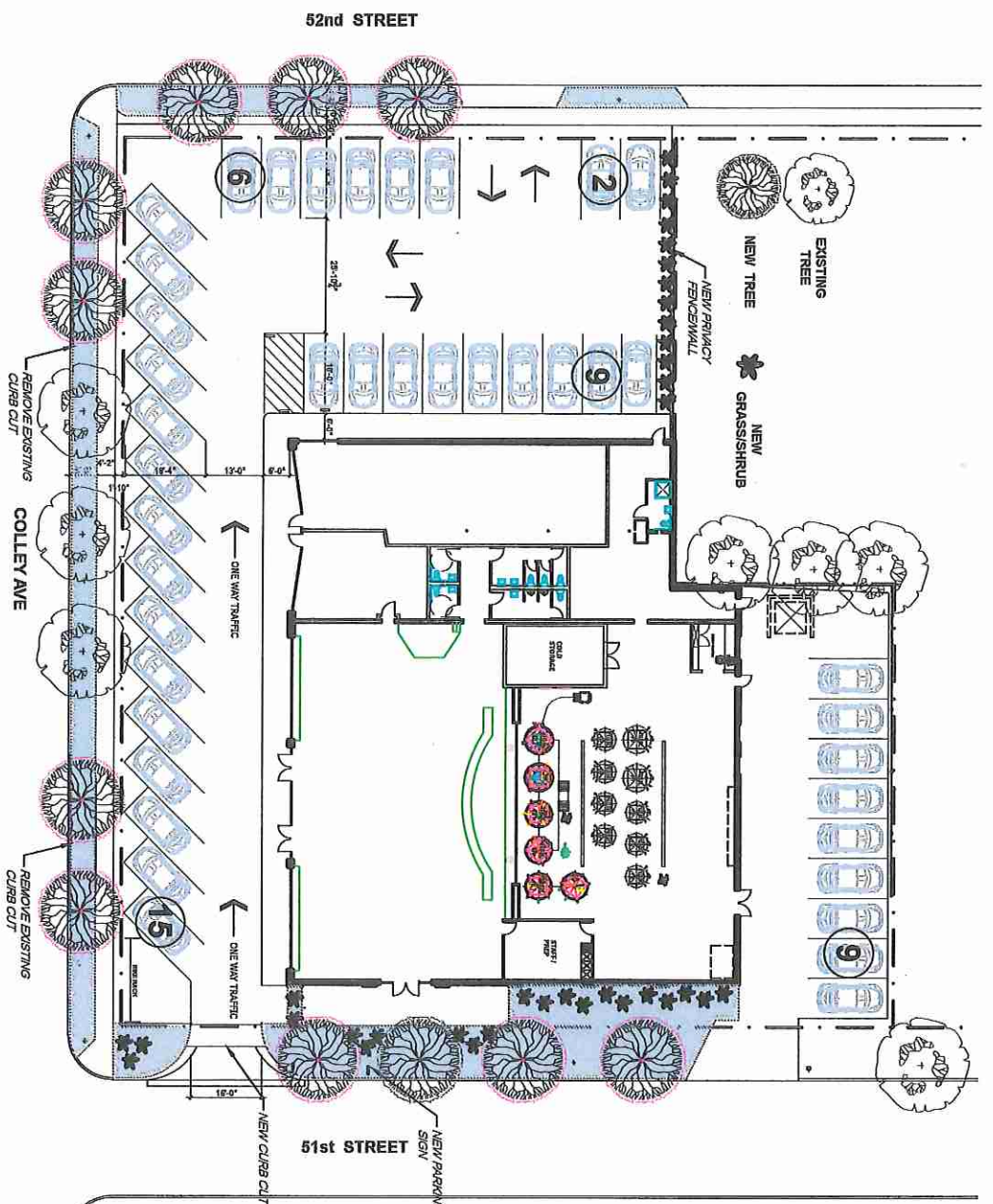
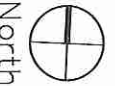
**PLUMBING FIXTURE CALCS**

	REQ'D	PROVIDED
WATER CLOSET / URINAL (289/40)	7.23	9
LAB/TOILET (289/75)	3.8	6
MOP SINK	1	1

**OCCUPANCY**

	INDOOR	OUTDOOR
TASTING BAR	15	0
STANDING	30	4
SEATING	156	24
PERFORMER	5	0
OFFICE	6	0
BREWING	17	0
TOTAL OCC. SHOWN	229	
TOTAL OCC. BY AREA	266	





**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 32'-0"

**PARKING ANALYSIS**

TASTING ROOM = 1 SPACE PER 175 S.F.  
3,886 / 175 = 22 SPACES  
BREWING / WAREHOUSE = 1 SPACE PER 830 S.F.  
4,884 / 830 = 6 SPACES  
OFFICE = 1 SPACE PER 250 S.F.  
571 / 250 = 2 SPACES  
COMMERCIAL SPACE = 1 SPACE PER 250 S.F.  
1,539 / 250 = 6 SPACES  
TOTAL PARKING REQUIRED = 36 SPACES  
TOTAL PARKING PROVIDED = 41 SPACES  
WILL PROVIDE 24 NEW BICYCLE PARKING

**PARKING NOTE**

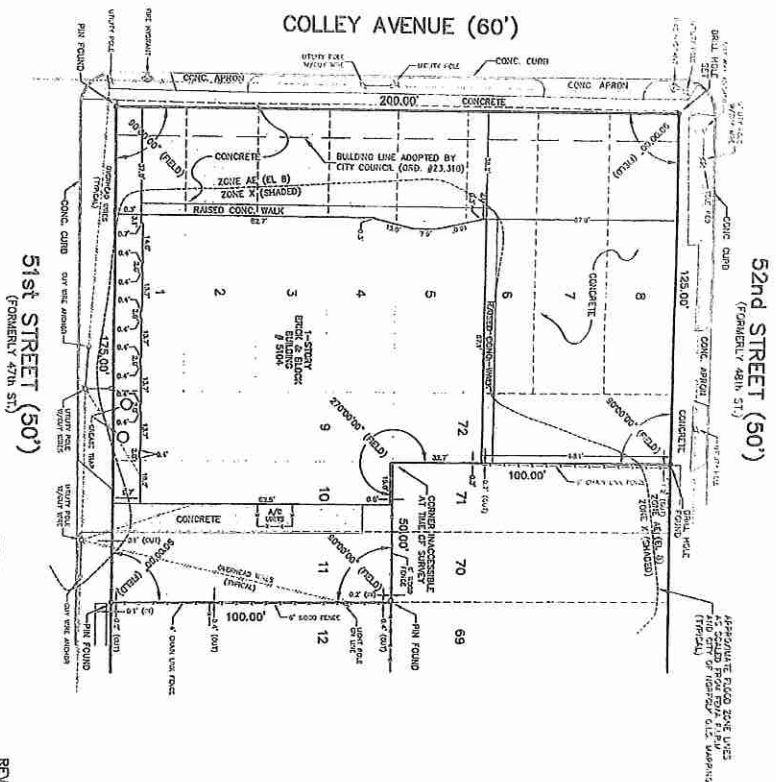
LANDLORD ALSO OWNS 5215 COLLEY AVE AND WILL PROVIDE ADDITIONAL PARKING SPACES TO BE USED IN THE EVENING HOURS OR DURING SPECIAL EVENTS. THE BREWERY WILL ENCOURAGE VIA SIGNAGE AND SOCIAL MEDIA, THE USE OF LANDLORD'S ADDITIONAL PARKING AND TO AVOID PARKING ON RESIDENTIAL STREETS

THIS IS TO CERTIFY THAT I, ON FEBRUARY 7, 2017 SURVEYED THE PROPERTY SHOWN ON THIS PLAT.

NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT AND MAY NOT  
SHOW ANY EASES, ENCUMBRANCES OR RESTRICTIONS  
THAT MAY AFFECT THE PROPERTIES SHOWN HEREON.  
A CURRENT TITLE REPORT WAS NOT FURNISHED.

NOTE:  
ACCORDING TO THE FEMA FLOOD INSURANCE  
RATE MAP (FIRM) THIS PROPERTY APPEARS TO  
BE IN FLOOD ZONE X (SHADED). (FIRM NO. 19000  
COMMUNITY NAME AND NUMBER: NORFOLK, 51010  
FLOOD ZONE INFORMATION DERIVED: 02/11/2017  
FLOOD ZONE INFORMATION DERIVED: 02/11/2017  
MAP LOCATION AND GRAPHIC PLOTTING ONLY.

(SCALED FROM RECD PLAT)



51st STREET (50')  
(FORMERLY 4TH ST.)

COLLEY AVENUE (60')

52nd STREET (50')  
(FORMERLY 4TH ST.)

NO.	DATE	REVISION HISTORY	DESCRIPTION	BY
1	07/28/2017	PLAT	PLAT	A.L.E.

PHYSICAL SURVEY  
OF  
LOTS 1-11 AND LOT 72  
BLOCK 521, HIGHLAND PARK  
NORFOLK, VIRGINIA  
FOR  
PRESTIGE AUTO SALES



5727 BARTER STREET TEL: (757) 466-1111  
NORFOLK, VA 23502 FAX: (757) 466-3584

GRAPHIC SCALE

SCALE	1"=25' 1:250	52,528
DATE	02/27/2017	33-6492
FORM NO.	WLL-128	15-1
DATE	02/27/2017	1
FILE NO.	WLL-128	1

SCALE: 1"=25'  
DATE: 02/27/2017  
FORM NO. 15-1  
FILE NO. 33-6492  
FEB. 15, 2017







**APPLICATION  
ADULT USE SPECIAL EXCEPTION  
ENTERTAINMENT ESTABLISHMENT  
(Please Print)**

Date 11/27/17

**DESCRIPTION OF PROPERTY**

Address 5104 Colley Ave

Existing Use of Property Currently Vacant, Previous use was a church

Proposed Use Brewery / Brewery tasting room with Entertainment

Current Building Square Footage 11,968

Proposed Building Square Footage 11,968

Trade Name of Business (If applicable) t.b.d.

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) VanHook (First) Kenneth (MI) C

Mailing address of applicant (Street/P.O. Box): 127 Orleans Circle

(City) Norfolk (State) VA (Zip Code) 23509

Daytime telephone number of applicant ( ) 757-469-6020 Fax ( ) \_\_\_\_\_

E-mail address of applicant: kennyvanhook@me.com

**Application  
Entertainment Establishment  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of applicant ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Magerefteh (First) Ben (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 4125 Portsmouth blvd

(City) Portsmouth (State) VA (Zip Code) 23701

Daytime telephone number of owner ( 75 ) 615-8383 email: benprestigeab@gmail.com

**CIVIC LEAGUE INFORMATION**

Civic League contact: Dale Ryder, 757-619-2880

Date(s) contacted: 11/9/17, 8/10/17, 5/11/17

Ward/Super Ward information: Ward 2, Super Ward 6

REQUIRED ATTACHMENTS

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: SHANPOR MAHGEREPTO Sign: [Signature] / 11/26/17  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: KENNETH C. VANHOSK Sign: [Signature] / 11/26/17  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_  
(Authorized Agent Signature) (Date)





**EXHIBIT "A"**  
**Description of Operations**  
**Entertainment Establishment**  
**(Please Print)**

Date 11/27/17

Trade name of business t.b.d.

Address of business 5104 Colley Ave

Name(s) of business owner(s)\* Kenneth C VanHook, Luella A VanHook

Name(s) of property owner(s)\* Ben Mahgerefeh

Name(s) of business manager(s)/operator(s) Kenneth C VanHook, LUELLA A. VANHOOK  
CHRIS TINSLEY

Daytime telephone number (757 ) 369-6020

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

<u>Facility</u>			<u>Alcoholic Beverage Sales and Entertainment</u>		
Weekday	From	<u>12am</u>	To	<u>12am</u>	Weekday From <u>11am</u> To <u>10pm</u>
Friday	From	<u>12am</u>	To	<u>12am</u>	Friday From <u>11am</u> To <u>12am</u>
Saturday	From	<u>12am</u>	To	<u>12am</u>	Saturday From <u>11am</u> To <u>12am</u>
Sunday	From	<u>12am</u>	To	<u>12am</u>	Sunday From <u>11am</u> To <u>9pm</u>

**2. Type of ABC license applied for (check all applicable boxes):**

☒ On-Premises      ☒ Off-Premises (second application required)

**3. Type of alcoholic beverage applied for:**

☒ Beer      ☒ Wine      ☐ Mixed Beverage

**Exhibit A – Page 2**  
**Entertainment Establishment**

4. Will video games, pool tables, game boards or other types of games be provided?  
☒ Yes (If more than 4, additional application required) ☐ No

4a. If yes, please describe type and number of each game to be provided:

~~Cornell boards (2), board games, shuttle board~~  
\_\_\_\_\_

5. Will patrons ever be charged to enter the establishment?  
☒ Yes ☐ No

5a. If yes, why:  
Only for ticketed special event  
\_\_\_\_\_

5b. Which days of the week will there be a cover charge (circle all applicable days):

☒Monday ☒Tuesday ☒Wednesday☒Thursday ☒Friday  
☒Saturday ☒Sunday

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain:  
Special Events, Non-profit events, corporate parties/events,  
wedding receptions, private events, Charity events  
\_\_\_\_\_

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☒ Yes ☐ No

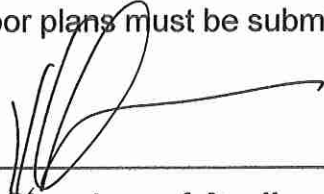
7a. If yes, explain:  
Non-Profit or Charity events  
\_\_\_\_\_

8. Will there ever be a minimum age limit?  
☐ Yes ☒ No

**Exhibit A – Page 3**  
**Entertainment Establishment**

**9. Additional comments/description/operational characteristics or prior experience:**


Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

  
\_\_\_\_\_  
**Signature of Applicant**

**SECURITY PLAN  
OF  
KENNETH C. VANHOOK  
FOR  
DOMACIE LLC  
BREWERY & BREWERY TASTING ROOM  
5104 COLLEY AVE  
NORFOLK, VA 23509**

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**Definition of "Security"**

**Se-cu-ri-ty – noun**

1. Freedom from danger, risk, etc; safety.
2. Freedom from worry, anxiety, or doubt; well-founded confidence.
3. Something that secures or makes safe; protection; defense.
4. Precautions taken to guard against crime, attack, etc.

**Goals:**

- To Create a safe and secure environment within Domacie LLC
- To provide a level of control and safety for all arriving and departing guests of Domacie LLC
- To Mitigate any noise or inappropriate conduct by patrons of Domacie LLC entering or leaving the facility which impairs the quiet enjoyment of immediate neighbors especially the residents living nearby.
- To ensure a complete, orderly, safe, and swift evacuation of the facility in the case of emergency, fire, explosion, or any other uncontrolled dangers within the building.
- To Peacefully and effectively resolve all dangerous situations before any injury to any person or property may occur. The Domacie LLC staff or security team shall provide an assertive presence by displaying integrity and professionalism while executing their duties and responsibilities in an effort to maintain security, protection, and safety of members of the public.
- To protect and promote the courteous, inviting, and hospitable character of the neighborhood and the city of Norfolk in general.



### **Security Team:**

- Security will be provided if necessary by Domacie LLC

### **Rules and Regulations:**

- Drinks will not be served to any intoxicated persons at any time.
- No weapons will be permitted in the establishment.
- Unruly persons will be escorted from the premises
- Domacie LLC is a smoke free environment
- Patrons not adhering to the rules and regulations will be escorted from the premises

### **Site access & parking:**

- Site will be well lit and security cameras will be provided.

### **Local Law Enforcement Integration:**

- Domacie LLC will maintain clear lines of communications with local law enforcement.
- Domacie LLC will participate in the Highland Park Civic league meetings regularly

### **Security Team:**

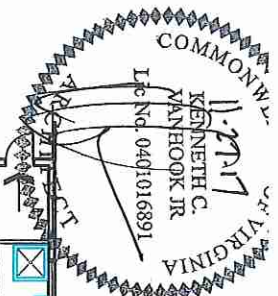
- Control activity at entrances at all times, monitoring entry and maintaining a clear egress
- Enforce the rules and restrictions
- During an emergency, direct patrons to safety

### **Electronic Security:**

- Security cameras will be provided in and around 5104 Colley Ave
- Security camera data will be recorded on digital storage media and will be available to law enforcement if required
- Security camera data will be viewable on closed-circuit television monitor

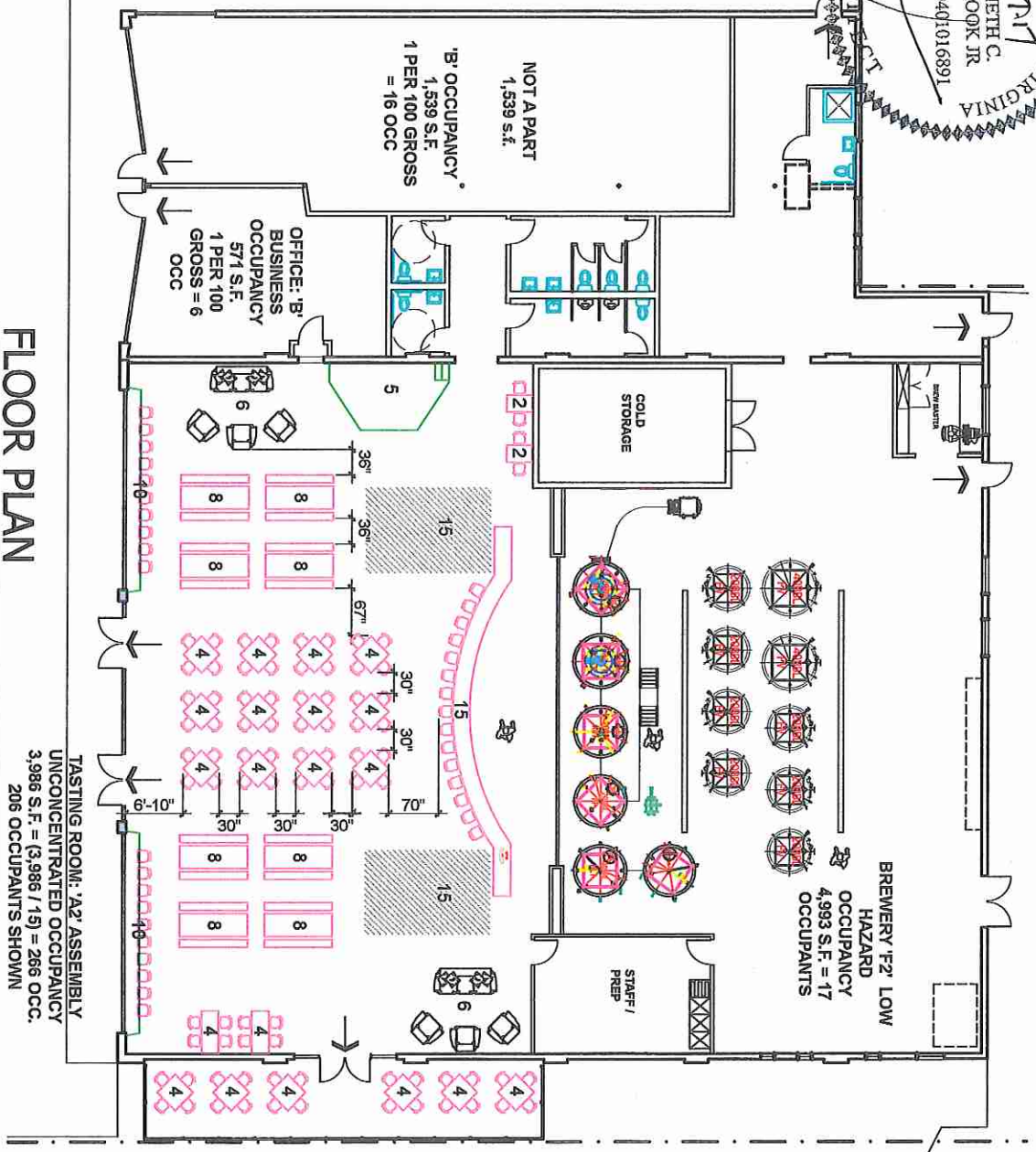
### **Evacuation Plan:**

- Evacuation will be handled in an orderly manner by utilizing the nearest outdoor exit
- Domacie LLC staff will be trained in evacuation procedures
- Domacie LLC patrons will be directed to the north parking lot away from the building in case of an emergency



# **FLOOR PLAN**

SCALE: 1" = 16'-0"



## **CODE ANALYSIS**

1947 GROCERY STORE  
CONSTRUCTION TYPE: TYPE III  
ZONING: C2  
PROPOSED USE GROUPS: A2, B, F2, S1  
ACTUAL HEIGHT / AREA: 1 STORY / 11,988 S.F.  
ALLOWABLE HEIGHT / AREA: 1 STORY / 14,000 S.F.

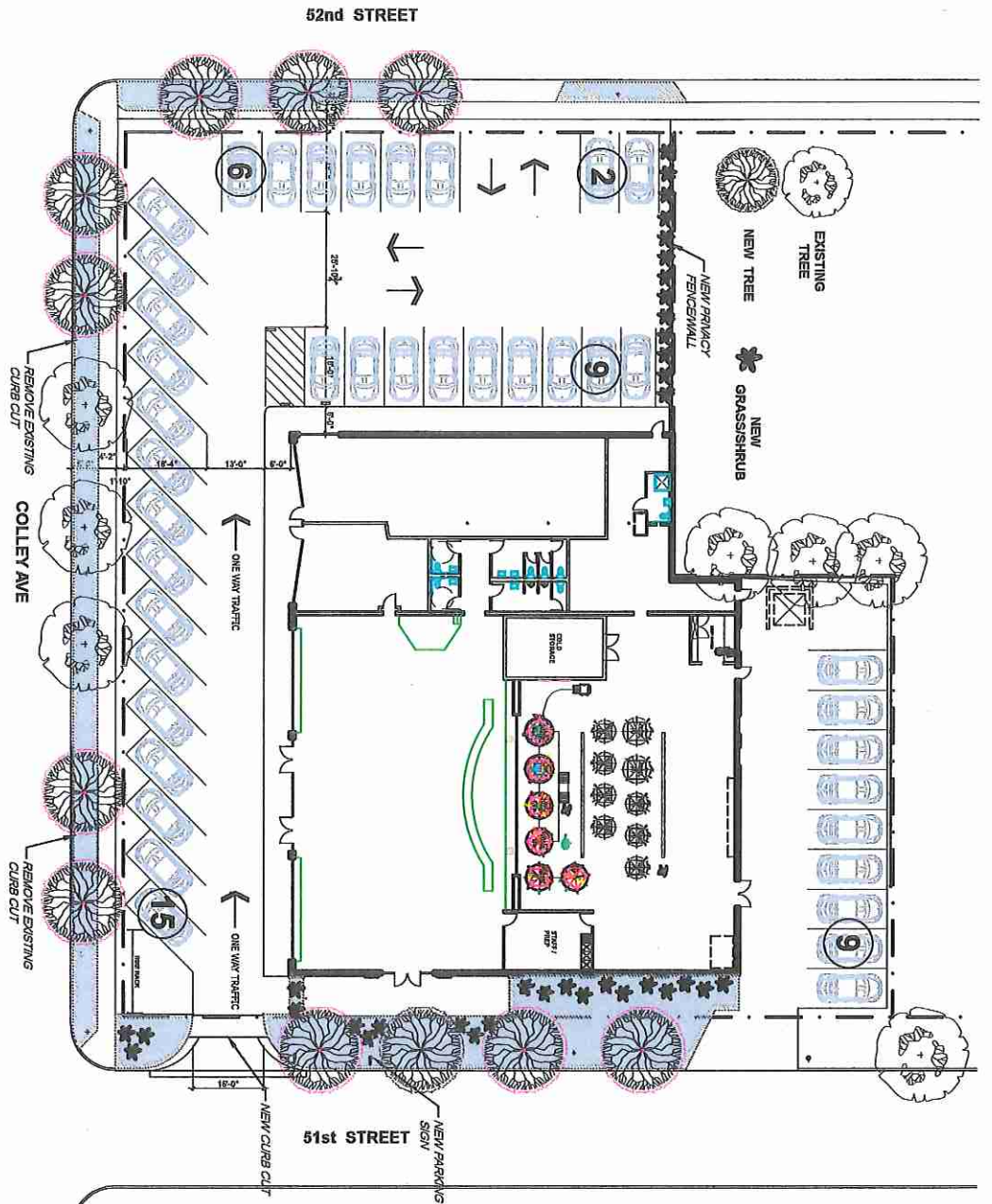
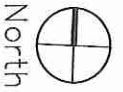
## **PLUMBING FIXTURE CALCS**

	REQ'D	PROVIDED
WATER CLOSET / URINAL (289/40)	7.23	9
LAVATORY (289/75)	3.8	6
MOP SINK	1	1

## **OCCUPANCY**

	INDOOR	OUTDOOR
TASTING BAR	15	0
STANDING	30	4
SEATING	156	24
PERFORMER	5	0
OFFICE	6	0
BREWING	17	0
TOTAL OCC. SHOWN	229	
TOTAL OCC. BY AREA	289	





## CONCEPTUAL SITE PLAN

SCALE: 1" = 32'-0"

### PARKING ANALYSIS

TASTING ROOM = 1 SPACE PER 175 S.F.  
3,986 / 175 = 23 SPACES  
BREWING / WAREHOUSE = 1 SPACE PER 850 S.F.  
4,894 / 850 = 6 SPACES  
OFFICE = 1 SPACE PER 250 S.F.  
571 / 250 = 3 SPACES  
COMMERCIAL SPACE = 1 SPACE PER 250 S.F.  
1,539 / 250 = 7 SPACES  
TOTAL PARKING REQUIRED = 39 SPACES  
TOTAL PARKING PROVIDED = 41 SPACES  
WILL PROVIDE 24 NEW BICYCLE PARKING

### PARKING NOTE

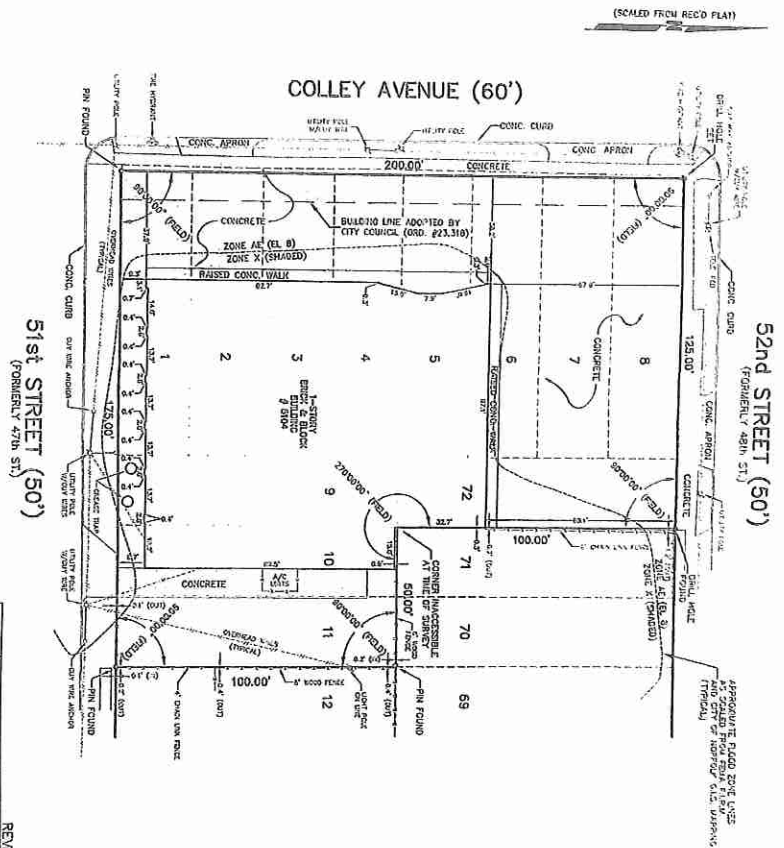
LANDLORD ALSO OWNS 5215 COLLEY AVE AND WILL PROVIDE ADDITIONAL PARKING SPACES TO BE USED IN THE EVENING HOURS OR DURING SPECIAL EVENTS. THE BREWERY WILL ENCOURAGE VIA SIGNS AND SOCIAL MEDIA, THE USE OF LANDLORD'S ADDITIONAL PARKING AND TO AVOID PARKING ON RESIDENTIAL STREETS



NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT AND MAY NOT  
SHOW ANY OR ALL EASEMENTS OR RESTRICTIONS  
THAT MAY BE REQUIRED TO BE SHOWN HEREON.  
A CURRENT TITLE REPORT WAS NOT FURNISHED.

NOTE:  
ACCORDING TO THE FEMA FLOOD INSURANCE  
RATE MAP (FIRM) THIS PROPERTY APPEARS TO  
BE IN A SPECIAL FLOOD HAZARD AREA (SFHA).  
COMMUNITY FLOOD ZONES, AE, VE, X, AND Y (SHADED)  
ARE SHOWN ON THE FIRM. THE FIRM NUMBER IS  
19004C0018H. THE FIRM DATE IS 02/17/2017.  
FLOOD ZONES ARE SHOWN ON THE FIRM. THE  
FIRM LOCATION AND GRAPHIC PLACING ARE.

SCALE: 1"=25'  
DATE: 02/07/2017  
REFERENCE: P. 69  
F. 12  
F. NO. 55355



# REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	07/28/2017	FLOOD ZONE LINES RECORDED BASED ON NORFOLK WATERWAYS MAPS	A.S.S.

PHYSICAL SURVEY  
OF  
LOTS 1-11 AND LOT 72  
BLOCK 521, HIGHLAND PARK  
NORFOLK, VIRGINIA  
FOR  
PRESTIGE AUTO SALES

**ROOD**  
LAND SURVEYING, P.C.  
5727 BARTER STREET  
NORFOLK, VA. 23502  
TEL: (757) 466-1111  
FAX: (757) 466-9384

GRAPHIC SCALE

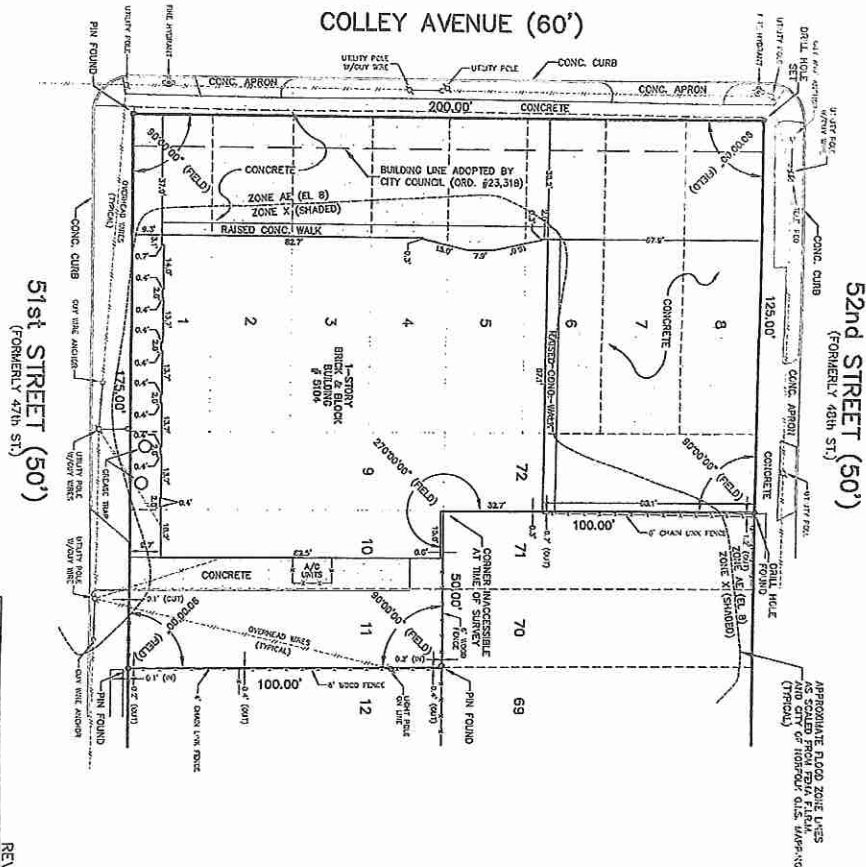
DATE	02/07/2017	BY	A.S.S.
DATE	02/07/2017	BY	A.S.S.
DATE	02/07/2017	BY	A.S.S.
DATE	02/07/2017	BY	A.S.S.
DATE	02/07/2017	BY	A.S.S.



NOTE: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S) AE (EL. B) & X (SHADED) COMMUNITY NAME AND NUMBER: NORTOLK 510104 MAP/PANEL NUMBER: 510104-0018 H MAP REVISION: 02/17/2017 FLOOD ZONE INFORMATION DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SCALE: 1"=25'  
DATE: 02/07/2017  
REFERENCE: M.B. 1, P. 69  
FILE NO. T-120, PG. 15-17  
FILE NO. 62-535

(SCALED FROM REC'D PLAT)



REVISION HISTORY		
NO	DATE	BY
1	07/28/2017	A.L.R.

PHYSICAL SURVEY  
OF  
LOTS 1-11 AND LOT 72  
BLOCK 521, HIGHLAND PARK  
NORFOLK, VIRGINIA  
FOR  
PRESTIGE AUTO SALES

**ROAD**  
LAND SURVEYING, P.C.

5737 BARTRE STREET  
NORFOLK, VA. 23502

TEL: (757) 466-6111  
FAX: (757) 466-3984

GRAPHIC SCALE

0 100' 0.00 N  
0 30' 0.00 M

DATE 02/07/2015  
DRAWN BY WML  
CHECKED BY ALR  
M.B. P. 66 (North)